

## **ITEM BV2005-042**

**STAFF HAS DETERMINED THE SUBJECT PROPERTY IS AN ILLEGAL PARCEL, CREATED SUBSEQUENT TO THE ADOPTION OF SEMINOLE COUNTY SUBDIVISION REGULATIONS ON JULY 28, 1970. FOR THIS REASON, NO VARIANCE CAN BE HEARD OR ACTED UPON BY THE BOARD OF ADJUSTMENT UNTIL A LEGALLY CREATED PLAT HAS BEEN RECORDED, PURSUANT TO CHAPTER 35 OF THE LAND DEVELOPMENT CODE.**